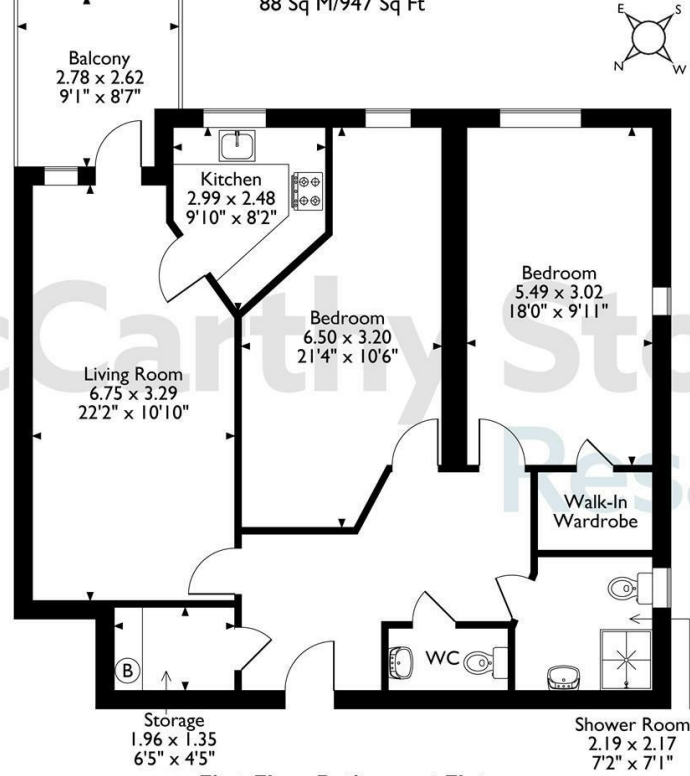


Llanthony Place, Flat 17, St. Ann Way, Gloucester, Gloucestershire  
Approximate Gross Internal Area  
88 Sq M/947 Sq Ft



**First Floor Retirement Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**17 Llanthony Place**

St. Ann Way, Gloucester, GL2 5GQ



**Asking price £230,000 Leasehold**

Nestled in the charming area of Llanthony Place, St Ann Road, Gloucester, this delightful TWO BEDROOM apartment offers a retreat for those seeking a peaceful lifestyle. Designed specifically for retirement living, this property is perfect for individuals or couples looking to enjoy their golden years in comfort and style.

One of the standout features of this apartment is the lovely walk-out balcony, which overlooks the canal. This outdoor space is perfect for enjoying a morning coffee or unwinding with a good book while taking in the canal views.

Do not miss the opportunity to make this charming apartment your new home.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is strictly prohibited.



# Llanthony Place, St Ann Road, Gloucester, GL2 5GQ

## Summary

Llanthony Place is a stunning development of 55 one and two bedroom apartments, thoughtfully designed exclusively for the over 70s. The building is covered by a 10 year NHBC Warranty.

Llanthony Place is one of McCarthy & Stone's Retirement Living PLUS range (known previously as Assisted Living) and is facilitated to provide it's homeowners with extra care.

The apartments combine the luxury and comforts of modern living with a host of practical details to make day-to-day living as easy as possible. An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have.

There is a table service Bistro serving lunch daily, a homeowners' lounge which provides a great space to socialise with friends & family, and if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (additional fee per night - subject to availability). Additional features include a Function Room, Laundry and lovely Landscaped Gardens maintained for you all year round.

With qualified staff on-site 24 hours a day, and a 24-hour emergency call system and camera entry system in each apartment, you can rest assured in your new home. Within the service charge, homeowners are allocated 1-hour domestic assistance per week; however additional hours can be arranged by prior arrangement. There are a range of personal care packages to suit your requirements - provided by the Your Life Care & Management team.

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

## Local Area

Llanthony Place is conveniently placed for access to the bustling quay area of the city, which is a centre for shopping and socialising. A number of bars and restaurants line the waterfront, whilst several high street name shops can be found along the neighbouring streets.

The Cathedral city of Gloucester sits right at the heart of the

stunning Cotswolds, providing unrivalled access to some of Britain's best rural landscapes and countryside walks. Having been a settlement area since the Roman times, the area also offers a rich sense of history and culture.

## Entrance Hall

The front door with a spy hole leads to a spacious entrance hall where the 24-hour Tunistall emergency response system, smoke detector and secure door entry system are situated. From the hallway are doors to a storage/airing cupboard and doors to the lounge/diner, bedrooms and shower room - plus separate cloakroom.

## Lounge/Diner

A good sized room with a double glazed patio door to walk out balcony with views out to the canal. Room for a dining table and chairs. Two ceiling lights, TV aerial and satellite TV points and a range of power points. Glazed door leads into the kitchen.

## Kitchen

Fully fitted kitchen units with integrated fridge/freezer, mid-height oven and ceramic hob, composite sink, electrically operated double glazed window.

## Master Bedroom

The large double bedroom featuring a walk in wardrobe with automatic sensor light, shelf space, drawers and hanging rails. Two large double glazed window. The bedroom has a central ceiling light, TV and telephone point, plus a range of power sockets.

## Second Bedroom

Second double bedroom with large double glazed window and a pleasant outlook. The bedroom has central ceiling light, TV and telephone point and raised power sockets.

## Shower Room

This purpose built wet room with slip-resistant flooring comprises a walk in shower with grab rail, vanity unit, inset wash hand basin with illuminated and heated mirror over, WC, heated towel rail.

## Cloakroom

Convenient cloakroom consisting of WC, vanity unit, inset wash hand basin with illuminated and heated mirror over and wall mounted towel ring.

## 2 bed | £230,000

## General

The light switches all have built in back lights, the apartment has its own intruder alarm system, ventaxia air change system, Gledhill hot water system and electric panel heaters.

## Service Charge (breakdown)

Service Charge details:

- 24-Hour on-site staffing
- 1 hour of domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge is £12,763.44 for financial year ending 28/02/2026.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

## Lease Information

Lease: 999 years from 1st June 2019

Ground rent: £510 per annum

Ground rent review: 1st June 2034

## Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Care & Support

The personal care services available at Llanthony Place can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

